

June 29, 2017



## Planning Department Newsletter

### PULLMAN: UNDER CONSTRUCTION

Anyone traveling through Pullman over the past month or so has most certainly observed the extensive amount of construction activity that is occurring in town. Citizens are telling planning staff that they don't recall a time when there were so many improvement projects happening simultaneously in our community. This month, we present a summary of the major projects under way in or near the city center.

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#### State Route (SR) 270 Repaving

The Washington State Department of Transportation (WSDOT) is administering this operation, which involves repaving of Davis Way (from the SR 270/SR 195 interchange to Grand Avenue), Grand Avenue (from Davis Way to Paradise Street), Paradise Street, and Main Street (from Grand Avenue to Forest Way [approximately 1/2-mile east of Bishop Boulevard]). The work also includes Americans with Disabilities Act (ADA) enhancements that will provide proper pedestrian ramps at intersection corners and appropriate pedestrian push buttons at traffic signals. Construction began in mid-May, and WSDOT initially stated that the project would be complete by mid-August. The latest reports indicate that the activity is somewhat ahead of schedule, and that the bulk of the work may be finished by early August.



Repaving Grand Avenue as  
part of the SR 270 project.



Full road closures will not occur for this project. One lane in each direction will be open at all times, although, as many motorists already know, delays of 45 minutes or more can be expected. Businesses along the route will be given advance notice of private access closures. When closing parking stalls, “No Parking” signs will be placed a minimum of two days before the closure.

### North Grand Avenue Water Line Replacement

This city undertaking involves replacement of an old cast iron water main along North Grand Avenue with new polyvinyl chloride (PVC) pipe. The need for this project became apparent recently when a section of the cast iron main failed, resulting in localized flooding. To facilitate the water line installation, the work also includes removing and replacing pavement, curb and gutter, and sidewalk along portions of the construction zone. Also, fire hydrants will be installed at three new locations in the area. The improvements will occur on Grand Avenue from the Tesoro gas station (770 N. Grand Avenue) to the Golden Teriyaki restaurant (1285 N. Grand Avenue). A majority of the work is scheduled for the west side of Grand Avenue, although periodic construction will be required on the east side to allow for necessary fire hydrant installations and water line connections.

Grand Avenue has been reduced to one lane in each direction through the affected area. The intersection of Nye Street and Grand Avenue has been closed due to construction activities. As the project moves through the intersection of Stadium Way and Grand Avenue, the Nye Street/Grand Avenue intersection will be re-opened. At least one access driveway to each business fronting on Grand Avenue will be maintained during the operation. Short-term disruptions to water service will occur to allow for necessary water line connections; the city will provide advance notice of these events to applicable businesses. This project began on May 8, and it is expected to be completed by mid-August.



Replacement of the water line on North Grand Avenue.

## College Hill Street Resurfacing

The city's arterial streets resurfacing contract for 2017 involves the repaving of several roadways on College Hill. The streets to be improved are Colorado Street (from Opal Street to C Street), B Street (from Colorado Street to Stadium Way), Valley Road (from Stadium Way to Cove Way) and Merman Drive (from Valley Road to Terre View Drive). Other work includes reconstructing 56 existing curb ramps in accordance with ADA standards.



Repaving work on Colorado Street.

Construction on Colorado Street and B Street began in May, and both roadways are currently closed to traffic. The work on these two streets is expected to be finished by mid-July. At that point, the repaving operation will move to Valley Road and Merman Drive. City staff anticipates that the entire project will be completed by the end of August.

## Evolve on Main Mixed-Use Development

As mentioned in previous editions of this newsletter, Fields Holdings, LLC of Los Angeles is pursuing a project to establish a mixed-use building in the 400 block of Main Street. The five-story development will include approximately 8,000 square feet of retail space on the ground floor, 82 apartments on the upper floors, and two levels of enclosed parking.

On June 22, the building formerly used by the Washington Federal Bank was demolished as the first step in the development process. The city has also issued a grading permit for the earthmoving that will be necessary to install the building foundation. City staff is currently reviewing a building permit application for the project. The total value of the proposed building, as calculated by the standard building code formula, is approximately \$19.1 million.

The developer intends to complete this project by August of 2018. Pine Street between Main Street and Paradise Street will be closed to traffic for most of the time over the next year.

Although much of the construction activity in town is disruptive to travel, city officials are pleased to see these investments in the future of our community. We look forward to successful completion of all of these projects.



Demolition of the Washington Federal Bank building.



## Pending Land Use Proposals

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

PROJECT	DESCRIPTION	LOCATION	STATUS
Comprehensive Plan Revision	full-scale revision of city's Comprehensive Plan	Citywide	open houses held week of 4/24/17; staff and consultant drafting land use plan
Woo Annexation	annex 2.3-acre parcel to city	1240 NW Davis Way	CC approved Notice of Intent to Annex on 10/25/16; staff awaiting Petition to Annex
Bishop/Crithfield Annexation	annex 9.0 acre parcel to city	southwest of intersection of S. Grand Avenue and Fairmount Drive	CC approved Notice of Intent to Annex on 4/26/17; staff awaiting Petition to Annex
Serene Summit Preliminary Plat	divide 50 acres into 99 lots for residential development	southeast of Old Wawawai Road/SR 195 intersection	staff asked applicant to revise application materials
Sundance South Preliminary Plat	divide 21.5 acres into 79 lots for residential development	between S. Grand Avenue and Sundance Court	CC approved application with conditions 6/6/17
Cougar Cottage Tavern Conditional Use Permit (C-17-1)	add 250 square feet of outdoor seating area along front of building	900 NE Colorado Street	BOA approved application with conditions 6/19/17
Certified Local Government Grant Application	seek state funding for \$11,000 project to create mobile app for historic tour	downtown area	CC approved submittal of application on 4/25/17; application transmitted to DAHP on 4/27/17
Birch Hills Apartments Phase 2 site plan (16-14)	construct 100 apartments on 7-acre parcel	2200 block of NE Westwood Drive	staff approved site plan 6/5/17
Skyview Station Apartments site plan (16-15)	develop 161 apartments on 7-acre parcel	west end of NE Skyview Drive	staff requested applicant to revise site plan
Alpha Apartments site plan (16-20)	demolish existing buildings and construct 12 apartments on 16,652-square-foot site	1025/1045 NE Alpha Road	staff requested applicant to revise site plan
Airport Terminal Parking Lot Expansion site plan (16-21)	construct 130-stall parking lot for airport terminal	3200 Airport Complex North	staff requested applicant to revise site plan
Valley Road Apartments site plan (16-23)	develop 10 apartments on 14,850-square-foot lot	1235 NE Valley Road	staff requested applicant to revise site plan
Bishop Professional Building site plan (17-1)	construct 6,300-square-foot medical office building and 2,500-square-foot commercial building on 1.7-acre site	northeast corner of SE Bishop Boulevard/SE Harvest Drive intersection	staff approved site plan 5/23/17
Whiskey Barrel Storage Container site plan (17-3)	install 1,600-square-foot storage structure for restaurant	588 SE Bishop Boulevard	staff requested applicant to revise site plan

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KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.



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PROJECT	DESCRIPTION	LOCATION	STATUS
Sigma Alpha Epsilon Basketball Court site plan (17-5)	construct 2,250-square-foot court at fraternity house	865 NE B Street	staff requested applicant to revise site plan
Kamiak Elementary School (17-7)	develop 88,000-square-foot school and associated facilities on 12-acre site	1400 NW Terre View Drive	staff approved site plan 6/16/17
Airport Restroom Renovation and Luggage Garage site plan (17-8)	construct 900-square-foot baggage claim garage and single-occupant restroom at terminal	3200 Airport Complex North	staff approved site plan 6/14/17
Evolve on Main site plan (17-9)	develop 175,410-square-foot mixed use building on 0.95-acre	435 E. Main Street	staff approved site plan 6/9/17
DABCO Maintenance Building site plan (17-10)	enlarge existing maintenance building by 1,400 square feet at apartment complex	910 NE Providence Court	staff requested applicant to revise site plan
Helena Chemical Company Water Tank site plan (17-11)	install 9,800-gallon water tank	2500 S. Grand Avenue	staff requested applicant to revise site plan
Cougar Cottage Tavern New Terrace site plan (17-12)	add 250 square feet of outdoor seating area along front of building	900 NE Colorado Street	staff reviewing site plan
Pullman Food Truck Hall site plan (17-13)	remodel 10,000-square-foot interior space for food trucks and hotel room	305 N. Grand Avenue	staff reviewing site plan
2454 SEL Industrial Building site plan revisions (16-16)	add 1,620-square-foot wood shop to industrial building site	2454 NE Andrus Drive	staff reviewing site plan
Riverwalk Memorial Terrace site plan (17-14)	construct 230-square-foot observation deck near South Fork of Palouse River	210 N. Grand Avenue	staff reviewing site plan

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